

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**140550**

Ordinance Number

**Brief Title**

Approving the plat of Centerpoint Intermodal Center Second Plat, an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b> Approximately 48 acres generally located south of Missouri State Highway No. 150 and east of Botts Road, creating two (2) lots.</p>	<p><b>Sponsor</b> City Development</p>	
<p><b>Reason for Project</b> This final plat application was initiated by CenterPoint Kansas City One LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to develop Lot 1 with a 54,030 SF warehouse, 400 total trailer parking stalls, a maintenance building and 85 vehicular parking spaces for employees. Proposed Lot 2 will be developed as a 330,000 SF building with associated parking.)</p>	<p><b>Programs, Departments, or Groups Affected</b> City-Wide Council District(s) 6 (JA) Other districts (school, etc.) Grandview</p>	
<p><b>Discussion</b> This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p><b>Case No. 14049-P</b> – a request for special use permit approval on 376.08 acres located at the southwest corner of Missouri Highway 150 and Andrews Road to allow for an oversized monument sign in District M-2a (heavy industry). (The City Plan Commission recommended approval October 20, 2009.)</p> <p><b>Case No. 14049-A-1</b> – Approved a special use permit approval on 376.08 acres located at the southwest corner of Missouri Highway 150 and Andrews Road to allow for an oversized monument sign with internal illumination in District M-2a (heavy industry). (Approved by the Board of Zoning Adjustment on October 27, 2009.)</p> <p><b>SD1411 - Preliminary Plat, Centerpoint - KCS Intermodal Center</b> – Approved a preliminary plat on about 375.1 acres generally located on both side of Botts Road south of Missouri Highway 150 creating 14 industrial lots and 4 tracts in District M-2a (heavy industrial). (Ordinance 090709, passed September 10, 2009.)</p> <p><b>Case No. 14049-P-2</b> - About 359 acres generally located on the south side of Missouri Highway 150 (E. 147th Street) about 1/3 mile east of Prospect Avenue, to consider approval of a major site plan in District M1-5 (manufacturing 1-5) to allow for expansion of an existing intermodal facility, was approved by the City Plan Commission on March 20, 2012, subject to conditions.</p>	<p><b>Applicants / Proponents</b> Applicant(s) CenterPoint Kansas City One, LLC  City Department City Planning and Development  Other</p>	
	<p><b>Opponents</b> Groups or Individuals None Known  Basis of Opposition</p>	
	<p><b>Staff Recommendation</b> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
	<p><b>Board or Commission Recommendation</b> By: City Plan Commission July 1, 2014  <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions</p>	
	<p><b>Council Committee Actions</b> <input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>	

**Details**

**Case No. 14049-P-3** – Ordinance No. 140246 passed April 3, 2014 approved a development plan on about 139 acres generally located on the south side of State Route M-150 Highway, between Prospect Avenue on the west and Botts Road on the east, at E 149<sup>th</sup> Street, in District M 1-5 (Manufacturing 1-5) for four industrial buildings containing about 2 million square feet.

**SD1411A** – Ordinance No. 140242 passed April 3, 2014, approved the plat of Centerpoint Intermodal Center First Plat.

**Policy / Program Impact**

<b>Policy or Program Change</b>  N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>  N/A	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>  N/A	
<b>Financial Impact</b>  N/A	
<b>Fund Source and Appropriation Account Costs</b>  N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of private improvements for an industrial development on a previously developed site. The proposed development has already made significant public improvements include streets, sewers and stormwater management to meet current standards. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be reduced after re-development. The resumption of use of the property will preserve natural resources, eliminate vagrancy and increase financial resources. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site.</p> <p>Written by Brett A. Cox, PE</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Pam Powell

**Date:**  
July 10, 2014

**Reviewed by:**  
Brett A. Cox, PE  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**



